K 2277

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

Ten and 00/100- DOLLARS

Cash in hand paid by, Robert E. Baulch, Jr. and wife, Joanne H. Baulch, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Gilbert M. Choate and wife, Leola C. Choate, have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Baulch, Jr. and wife, Joanne H. Baulch, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 218 on the Plan of West Meade Farms, Inc., Section "J" as of record in Book 1835, page 125, Register's Office for Davidson County, Tennessee

Said Lot No. 218 fronts 133 feet on the north side of Currywood Drive and runs back 351.2 feet on the east line and 368.1 feet on the west line to a dead line measuring 134.3 feet thereon.

Being the same property conveyed to Gilbert M. Choate and wife, by deed of West Meade Farms, Inc., of record in Book 2202, page 635, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Baulch, Jr. and wife, Joanne H. Baulch, their heirs and assigns, forever.

And we do covenant with the said Robert E. Baulch, Jr. and wife, Joanne H. Baulch, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except for the 1954 State and County Taxes, which have been prorated and assumed by the Grantees.

And We, Gilbert M. Choate and wife, Leola C. Choate, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert E. Baulch, Jr. and wife, Joanne H. Baulch, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of May, 19 54

Gilbert M. Choate

Leola C. Choate

G 321